



## 84 Sankey Street, Warrington, WA1 1SG

### Town Centre Second Floor Office Suite

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,187 sq ft / 110.28 sq m
<b>Rent</b>	£14,000 per annum
<b>Business Rates</b>	The whole building has a single assessment and the tenant will be responsible for a pro-rate contribution, which we estimate will be in the order of £5,000 per annum.
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Town Centre Location
- 3 On-site Car Park Spaces Included
- Freshly Decorated
- Attractive Listed Period Building
- Office Furniture Included

## Description

A unique and characterful office suite comprising reception area, 3 private office rooms, kitchen, and male and female WC facilities.

Access to the suite is shared with the ground and first floor occupier of the building, one of them being the Landlord.

There is an enclosed car park to the rear where 3 parking spaces are allocated.

## Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

## Rental

£14,000 per annum, inclusive of car parking.

## Services

Mains electricity, water, gas and drainage are connected.



## Viewing & Further Information



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